

Shelby County, AL 07/24/2006 State of Alabama

Deed Tax:\$16.50

This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt P.C. 2311 Highland Avenue South Birmingham, Alabama 35205

Send Tax Notice to: Jennifer Perryman

920 County Road 47 Columbiana, AL 35051

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty thousand four hundred ninety and 00/100 Dollars (\$80,490.00) to the undersigned Grantor, JP Morgan Chase Bank, as Trustee, a corporation, by Residential Funding Corporation, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jennifer Perryman, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the Southwest Quarter of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: Beginning at a ½-inch rebar at the intersection of the Southerly right of way line of Nelson Walker Road and the Westerly right of way line of County Highway 47; thence along said Westerly right of way line with a curve to the left having an arc length of 496.46 feet, a radius of 1790.32 feet, and a chord bearing and distance of South 08 degrees 20 minutes 56 seconds East for 494.87 feet to a fence post found; thence leaving said Westerly right of way line run South 70 degrees 56 minutes 26 seconds West a distance of 76.17 feet to a ½-inch rebar set on the Northeasterly right of way of line of an Alabama Gas Company right of way (formerly L & N Railroad); thence run North 13 degrees 37 minutes 59 seconds West along said Northeasterly right of way line a distance of 448.81 feet to a ½-inch rebar set on said Southerly right of way of Nelson Walker Road; thence along said Southerly right of way the following courses and distances; North 57 degrees 49 minutes 33 seconds East a distance of 37.23 feet to a ½-inch rebar set; North 50 degrees 20 minutes 15 seconds East a distance of 80.96 feet to a ½-inch rebar set; North 60 degrees 31 minutes 43 seconds East a distance of 13.89 feet to the point of beginning. According to survey of Rodney Y. Shiflett, RLS #21784, dated December 18, 2003.

Subject to:

- 1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- 2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
- Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
- 4. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20060127000045650, in the Probate Office of Shelby County, Alabama.

\$	64,350.00	of the above consideration	n was paid from	the proceeds	of a mortgage	loan closed
sim	nultaneously herew	/ith.				

20060724000355070 2/2 \$30.50 Shelby Cnty Judge of Probate, AL 07/24/2006 10:02:20AM FILED/CERT

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the ______ day of June, 2006.

JP Morgan Chase Bank, as Trustee By, Residential Funding Corporation

by, ___

Sharmel Dawson-Ty:

As Attorney in Fact

STATE OF California

COUNTY OF San Diego

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Sharmer Dawson-yar Public in and for said County, in said State, hereby certify that of Residential Funding Corporation, as Attorney in Fact for JP Morgan Chase Bank, as Trustee, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, action in its capacity as Attorney in Fact as

Given under my hand and official seal, this the _____ day of June, 2006.

PEARL L. ROBINSON

Commission # 1647105

Notary Public - California

San Diego County

My Comm. Expires Mar 19, 2010

NOTARY PUBLIC
My Commission expires:

AFFIX SEAL

2006-000108

aforesaid.